

East Providence School Department
East Providence Building Committee – EPSD Districtwide
April 7, 2025

The East Providence Building Committee for district-wide projects met on Monday, April 7, 2025 at 5:30 p.m. in the library at Martin Middle School. Members in attendance: Manuel Vinhateiro, Sandra Forand, Stephen Amoroso, Craig Enos, Dan Carpenter, Alfred Villeneuve, Jack Rezendes, Karen Rebello, Anthony Ferreira, Tom Brun, Robert Rodericks, Patrick McDonald and Jessica Beauchaine. Karen Moore, Laurie Marchand and John Iemma were absent. Anne DaSilva, Matt Abraham and Sam Bradner from Peregrine Group, Adam Medeiros, Gordon Zaniol, Andrew Pepe and Alex Wilson from Shawmut were also present.

I. Call to Order

Mr. Vinhateiro called the meeting to order at 5:32 p.m.

II. OPM Update

Martin Middle School – A walkthrough was completed before the meeting with Building Committee members. Construction phase I is 43% complete. Paint has started on third and second floors. Next step is flooring. Shawmut will continue working from the third floor to the first floor, working from hallways into southern area. Outside work to begin next week. RI Energy will be working on the gas line to the new addition and will also re-free existing school with new main. Permanent power is expected in May 2025. Side work is being completed. Weather has been delaying some of the exterior work. M/WBE participation is 12.8%. These numbers are Shawmut and Ai3 design team numbers. FF&E will go before the Building Committee today and School Committee for approval and this will update the M/WBE for next month. OPM confirmed that they will continue to meet goals and will continue to update/report to the state. Shawmut stated that the vestibule to the gym and auditorium will be shut down and upgraded next week during spring recess.

Not much changed in the project budget. For the FF&E piece the OPM when through a value management exercise which brought down the FF&E budget to \$1.1M from \$1.4M. Proposals exceeded \$96K. This was presented to the building subcommittee team to ensure it could be approved. The District approved moving the amount of \$96K from contingency to FF&E so that FF&E could be ordered for Phase I and Phase II.

The school received a grant to demo and replace auditorium stage lighting and controls. They are assessing whether they should demo and replace all of the auditorium ceiling and lighting as well. The OPM is currently working through the numbers.

The exterior basketball court date will be moved up earlier in the year to avoid DEM. This will be done to ensure DEM closeout earlier in the project. Mr. Ferreira inquired about the status of the basketball court. It was explained that the basketball court is an add/alternate. Mr. Amoroso explained that the District can install a basketball court later in the project which is much easier than an auditorium renovation.

The turnover of the middle school portion to be Q4 of this year. Phase II expected completion date is Q2 of 2027. For phase I turnover, they will be working through logistics to transition to

phase II. A meeting has been set up with EPPD to review street changes, one-way direction, drop off and pick up.

Waddington Elementary School – There are no major changes from last month. M/WBE participation to date is 13%. With regard to the drainage issues, RIPDES approval is good for two years and the Army Corps of Engineers approval is good for five years. Pricing estimate was received for damaged floors regarding drainage issues. Library code adjustments to be presented to the subcommittee at next meeting. Additional alternates to be discussed are cafeteria flooring replacement, additional storage on first floor and addition of two separation doors in south corridor. The Army Corps of Engineering have requested an additional survey which will require some re-work of the northern site work. This will be included in the summer work to be done.

There was some discussion about the site work to be done regarding the drainage issue and if there will be additional funds. Mr. Amoroso stated that it's not included in the initial scope of the project but it is an issue that needs to be dealt with. Mr. Vinhateiro stated that the severity of the water problem wasn't apparent until last spring. Ms. Beauchaine stated that the water problem has been serious and reported by her for eleven years. As soon as the floors were laid down, they were aware of the potential for damage. Mr. Amoroso said this would need to be completed very quickly due to the timeline of the summer work.

Mr. Ferreira stated that he was not willing, as a School Committee member, to approve other funds being released to this project. Mr. Enos stated that in the initial approval from RIDE in 2022, was for Waddington, Martin Middle School and Orlo Avenue with a five-year timeline. The approval was for accessibility upgrades at Orlo. The \$600K set aside for housing aid approval can be requested from RIDE to allocate funds to Waddington for this issue. The project needs to be completed by 2027. Mr. Enos stated that it simply requires a letter of request from the Superintendent and submitted for approval by the School Committee. Ms. DaSilva explained there is an MOA for the higher amount than they submitted for. Mr. Enos confirmed that there are funding options. Mr. Rodericks inquired about the timing, given that the work must be completed by 2027. Ms. DaSilva stated that approvals from DEM and Army Corps of Engineering will have an effect on the timeline. Mr. Zaniol stated that if the approval is received before the end of June, they can get most of the work done this summer.

III. Acceptance of OPM Report

Motion by Mr. Enos, seconded by Mr. Rezendes and carried by unanimous consent to accept the OPM update for Martin Middle School/PreK and Waddington as submitted.

IV. MMS RFP Award of FF&E

Motion by Principal Rebello, seconded by Mr. Brun and carried by unanimous consent to approve the Martin Middle School RFP award of furniture, fixtures & equipment to Fischer Science Education, G&G Fitness Equipment, Inc., Hertz Furniture Systems, Inc., Johnson Scientific, Lakeshore Learning Materials, LLC, Monitor Equipment, Inc., Sheehan's Office and WB Mason for a total of \$1,178,177.26 for Phases I and 2 as submitted.

V. RIDE Stage II OPM Contract for Services

Mr. Enos explained that Phase II submission to RIDE requires a highly detailed report and is requesting that Studio Jaed from State of RI, MPA to assist with putting this together for \$145,000. Also requesting Peregrine Group to assist with the submission due by September for \$8,000/month starting in April. This is for stage II only; anything for stage III will be a separate fee from Peregrine to be negotiated at that time. Studio Jaed will only assist with Phase II. Mr. Vinhateiro stated that Oldham is a \$4M project and Hennessey is a \$4M project and that the effort the District must go through to apply for this funding is great. RIDE states that the District is obligated to hire an OPM and architect to assist is getting through stage II to qualify for funding. These contracts will go before the School Committee for approval at their next meeting.

Motion by Mr. Rezendes, seconded by Mr. Amoroso and carried by unanimous consent to approve the RIDE stage II Owner's Property Manager's (Peregrine Group) contract for services as submitted.

VI. RIDE Stage II Architect Contract for Services

Motion by Mr. Rezendes, seconded by Mr. Amoroso and carried by unanimous consent to approve the RIDE Stage II architect's (Studio Jaed) contract for services as submitted.

VII. Approval of Stage III Invoices – March 2025

Ai3 Basic Services MMS - \$46,713.27
Ai3 Supplemental Services MMS - \$23,350.43
Ai3 Basic Services Wadd - \$18,792.28
Ai3 Supplemental Services Wadd - \$5,258.00
Peregrine Group - \$62,920.00
Shawmut MMS - \$3,347,511.32
Shawmut Wadd – February \$92,610.61
Shawmut Wadd – March \$34,632.25
Stephen Turner, Inc. MMS - \$1,987.00
Stephen Turner, Inc. Wadd - \$102.00
Thielsch Engineering MMS – \$9,418.48
Willscot – April - \$2,038.75

Total \$3,645,334.39

Motion by Mr. Amoroso seconded by Mr. Brun and carried by unanimous consent to approve the March 2025 invoices in the amount of \$3,645,334.39 as submitted.

VIII. Approval of Minutes

Motion by Mr. Rodericks, seconded by Mr. Enos and carried by unanimous consent to approve the March 10, 2025 minutes as submitted.

IX. Next Meeting Date

The next meeting will be held on Monday, May 12, 2025 at 5:30 p.m. at Martin Middle School. There will be a walk through at 5:00 p.m.

X. Adjournment

Motion by Mr. Enos, seconded by Mr. McDonald and carried by unanimous consent to adjourn the meeting at 6:23 pm.

Respectfully submitted,

Sharon Corsi
Executive Assistant

Manuel Vinhateiro
Building Committee Chair